

TITLE 11 - CHAPTER 5 - IMPROVEMENTS

SECTION:

11-5-3: Street Improvements

C. Improvement Standards:

7. Streets in hillside areas shall be constructed to Hillside Development Standards. (Amended Ord. 2005-894-O, 12-6-2005)

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L. Winding Mountain Streets: Hillside Development Standards shall apply.

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O. Dead End Streets: The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is in accordance with the master plan. If the adjacent property is undeveloped and the street must be a dead end street temporarily, the right of way shall be extended to the property line and a temporary turnaround shall be provided. Washington County Standard Specifications for Design and Construction have six hundred feet (600') maximum cul-de-sacs. Dead end streets shall be avoided and dead end streets of more than one thousand six hundred feet (1,600') shall require county commission approval.

Deleted: A minimum centerline radius of fifty feet (50') shall be maintained on all winding mountainous streets and a minimum of three hundred feet (300') shall be required on all through traffic streets

P. Inspection And Recommendation For Approval: The inspection and written recommendation for approval of county roads and streets shall be done by the county public works director's office. Final acceptance for dedication and, after one (1) year, for maintenance, shall be by the county commission following a favorable recommendation from the county public works director's office.

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SECTION

11-5-4: Fire Flow And Line Size Standards:

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A. Compliance With Fire Code: All fire flow and line size standards shall conform to the International Fire Code, including all appendices.

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F. Fire Hydrant Specification:

1. All fire hydrants shall have one 5-inch and two (2) 2.5-inch outlets with NH threads.

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4. All parts of the hydrants shall be twelve inches (12") from the back of the sidewalk or within the utility easement between two (2) and five feet (5') from the edge of the right of way of an uncurbed road. In all cases, hydrants shall have a five foot (5') elliptical radius of unobstructed clearance to adjust obstacles.

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G. Fire Hydrant Spacing And Location:

1. Fire hydrant spacing and location shall be as defined in the International Fire Code, Including appendices.

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GUARANTEE OF IMPROVEMENTS

SECTION

11-7-1: Method Of Guarantee:

Required subdivision improvements may be guaranteed in the following manner:

D. Release Of Guarantee: Once all improvements are approved by the county public works director, an guarantee filed with the county therefore, shall be released within five (5) days from the date of approval. In any event, the subdivider shall provide the county public works director with a letter of guarantee stating that all subdivision improvements will be maintained in a good state of repair and free from defective material or workmanship which becomes evident for one (1) year, from his request for final inspection, and will supply the bond as required in subsection G of this section.

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G. Retention: In any event, twenty percent (20%) of the total amount of all improvements shall be retained until one (1) year following completion of the project as a guarantee of quality of improvements. A bond of the same type used to guarantee installation of all improvements shall be filed prior to the release of the improvement bond.

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